

1 BILL NO. R-85-11-06

2 DECLARATORY RESOLUTION NO. R-133-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 PHASE III

13 Part of Lot #3 in J.D. Parker
14 Estate in the Northeast Quarter of
15 Section 19, Township 31 North, Range
16 13 East, in Allen County, Indiana,
17 more particularly described as follows:

18 Beginning at the Northeast corner
19 of Lot #3 in J.D. Parker Estate in the
20 Northeast Quarter of Section 19, Town-
21 ship 31 North, Range 13 East, Allen
22 County, Indiana; thence North 90 degrees
23 00 minutes West along the North line of
24 Lot #3, a distance of 253.07 feet;

25 thence South 00 degrees 00 minutes West
26 a distance of 24 feet;

27 thence South 90 degrees 00 minutes East
28 a distance of 65 feet;

29 thence South 00 degrees 00 minutes West
30 a distance of 110 feet;

31 thence South 60 degrees 00 minutes East
32 a distance of 100 feet;

thence North 30 degrees 00 minutes East
a distance of 10 feet;

thence South 90 degrees 00 minutes East
a distance of 96.32 feet;

thence North 00 degrees 03 minutes East
and along the East line of said Lot #3
a distance of 175.34 feet to the point
of beginning, containing 0.761 acres
(33,145 square feet);

31 said property more commonly known as 2827 Northgate Boulevard,
32 Fort Wayne, Indiana 46815;

1 Page Two

2 WHEREAS, recommendations have been received from the
3 Committee on Finance and the Department of Economic Development
4 concerning said Resolution;

5 WHEREAS, notice of the adoption and substance of said
6 Resolution has been published in accordance with I.C. 5-3-2 and
7 a public hearing has been conducted on said Resolution;

8 WHEREAS, if said Resolution involves an area that has
9 already been designated an allocation area under I.C. 36-7-14-39,
10 the Fort Wayne Redevelopment Commission has adopted a Resolution
11 approving the designation.

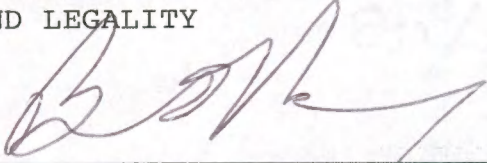
12 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
13 THE CITY OF FORT WAYNE, INDIANA:

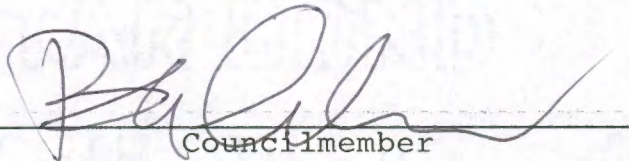
14 SECTION 1. That, the Resolution previously designating
15 the above described property an "Economic Revitalization Area" is
16 confirmed in all respects.

17 SECTION 2. That, the above described property is here-
18 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
19 1.1-12.1, said designation to begin on the effective date of this
20 Resolution and continue for one (1) year. Said designation shall
21 terminate at the end of that one (1) year period.

22 SECTION 3. That this Resolution shall be in full force
23 and effect from and after its passage and any and all necessary
24 approval by the Mayor.

25
26
27
28 APPROVED AS TO FORM
AND LEGALITY

29
30 
31 _____
Bruce O. Boxberger, City Attorney
32

25
26 
27 _____
Councilmember

Read the first time in full and on motion by Gus,
seconded by Steve, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City County Building, Fort Wayne
Indiana, on _____, the _____ day of _____,
19____, at _____ o'clock _____ M., E.S.

DATE: 11-12-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gus,
seconded by _____, and duly adopted, placed on its
passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11-26-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-133-85
on the 26th day of November, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 27th day of November, 1985,
at the hour of 1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 5th day of December,
1985, at the hour of 3:30 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

- 1. Applicant Riverview Care Center, Inc.
- 2. Owner(s) Riverview Care Center, Inc.
- 3. Address of Owner(s) 2827 Northgate Boulevard
Fort Wayne, Indiana 46815
- 4. Telephone Number of Owner(s): (219) 485-9691
- 5. Relationship of Applicant to Owner(s) if any same
- 6. Address of Applicant 2827 Northgate Boulevard
Fort Wayne, Indiana 46815
- 7. Telephone number of Applicant: (219) 485-9691
- 8. Address of Property Seeking Designation _____
2827 Northgate Boulevard, Fort Wayne, Indiana 46815
- 9. Legal Description of Property Proposed for Designation
(may be attached) _____
See attached
- 10. Township St. Joseph Township
- 11. Taxing District Allen County

12. Current Zoning RA
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? The property is currently unimproved.
- b. What Structure(s) (if any) are on the property? There are no structures on the property.
- b. What is the condition of this structure/these structures? See answer to 14.b. above.
15. Current Assessed Value of Real Estate
- a. Land \$2625 (est.)
- b. Improvements N/A
16. Amount of Total Property Taxes Owed During the Immediate Past Year
17. Description of Proposed Improvements to the Real Estate
- The proposed improvements to the real estate consist of a two-story 10,857 square foot wood frame and brick veneer building containing 14 living units on the first floor which will provide 28 residents with supervised, semi-independent living facilities, and office, staff, training and storage facilities on the second floor.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Fall, 1985
- b. When is completion expected? March, 1986
19. Cost of Project (not including land costs) Approximately \$650,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? _____

20 permanent jobs initially; potential for 30 permanent jobs total.**

b. What is the nature of those jobs? Housekeeping, maintenance, janitorial, social service, dietary and supervisory.

c. Anticipated time frame for reaching employment level stated above? (1) 20 jobs: upon completion of project;
(2) Potential for 30 jobs: within 3 years following completion of project.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The unique location of the project property, adjacent to an existing health care facility, makes the property undesirable for any normal development except as a support facility to the existing health care facility.

** In addition, the training portion of the facility will be used by Riverview Services, Inc. to train individuals as health care instructors and as health care providers in both institutional health care facilities and residential environments. It is anticipated that 50 to 80 individuals may receive training through the facility which will make them eligible for employment in the health care field.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____
The economic development objectives will be advanced through the
creation of additional skilled and semi-skilled jobs which will
be filled from the local labor force.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? The project will be financed through conventional
financing.

I hereby certify that the information and representation on this Application are true and complete.

RIVERVIEW CARE CENTER, INC.

Joseph E. Weingartner
Signature(s) of Owners
Joseph E. Weingartner, Treasurer

10-7-85

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied? Date:

Allocation Area:

CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA

REGISTERED LAND SURVEYOR No. 9921 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, _____ County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit:

LEGAL DESCRIPTION - PHASE III

Part of Lot #3 in J.D. Parker Estate in the Northeast Quarter of Section 19, Township 31 North, Range 13 East, in Allen County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of Lot #3 in J.D. Parker Estate in the Northeast Quarter of Section 19, Township 31 North, Range 13 East, Allen County, Indiana; thence North 90 degrees 00 minutes West along the North line of Lot #3, a distance of 253.07 feet;
thence South 00 degrees 00 minutes West a distance of 24 feet;
thence South 90 degrees 00 minutes East a distance of 65 feet;
thence South 00 degrees 00 minutes West a distance of 110 feet;
thence South 60 degrees 00 minutes East a distance of 100 feet;
thence North 30 degrees 00 minutes East a distance of 10 feet;
thence South 90 degrees 00 minutes East a distance of 96.32 feet;
thence North 00 degrees 03 minutes East and along the East line of said Lot #3 a distance of 175.34 feet to the point of beginning, containing 0.761 acres (33,145 square feet).

Attachment "A"

JOB FOR:

JOHN R. DONOVAN

DIGEST SHEET

Q-85-11-06

TITLE OF ORDINANCE Declaratory ResolutionDEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Riverview
Care Center, Inc. - 2827 Northgate Boulevard, Fort Wayne, Indiana 46815)

EFFECT OF PASSAGE A two-story building will be constructed on land that
is presently unimproved; and the economic development objectives will
be advanced through the creation of additional skilled and semi-skilled
jobs which will be filled from the local labor force.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) approximately \$650,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

November 13, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of November 16, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions

Bill No. R-85-11-05 & R-85-11-06
Bill No. R-85-11-07 & R-85-11-08
Bill No. R-85-11-09 & R-85-11-10
Bill No. R-85-11-11 & R-85-11-12
Bill No. R-85-11-13 & R-85-11-14

Please send us 4 copies of the each of the above Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 5

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-11-05 AND R-85-11-06)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 11-12-85
date
designating property at Riverview Care Center, Inc., - 2827
Northgate Boulevard, Fort Wayne, Indiana 46815

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, November 26, 1985 at 7:00 P.M.,
date, time & place
Common Council Conference Room 128, City-County Bldg. One Main Street,
Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

P.O. BOX 100

FORT WAYNE, INDIANA

Dr.

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines 4

Body number of lines 17

Tail number of lines 2

Total number of lines in notice 23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at 30.0¢ cents per line \$ 6.90

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Nov. 16, 19 85

Title CLERK

Drusilla Roose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 11/16/85

Subscribed and sworn to me before this 16th day of November 19 85

Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING

FORT WAYNE

COMMON COUNCIL

(RESOLUTIONS NO. R-85-11-05 AND R-85-11-06)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 11-12-85, designating property at Riverview Care Center, Inc., - 2827 Northgate Boulevard, Fort Wayne, Indiana 46815 and Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, November 26, 1985 at 7:00 P.M., Common Council Conference Room, 128, City-County Bldg., One Main Street, Fort Wayne, Indiana.

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy

City Clerk

11/16

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at 300¢ \$ 6.90
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00
TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Nov. 20 19 85 Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time as follows: 11/16/85

Subscribed and sworn to me before this 16th day of November 19 85
Anne M. Perkins Notary Public
My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-11-05 AND R-85-11-06)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 11-12-85, designating property at Riverview Care Center, Inc., - 2827 Northgate Boulevard, Fort Wayne, Indiana 46815 and Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, November 26, 1985 at 7:00 P.M., Common Council Conference Room, 128, City-County Bldg., One Main Street, Fort Wayne, Indiana.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk
11/16



The City of Fort Wayne

November 22, 1985

Ben Eisbart
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Riverview Care Center, Inc.

Dear Mr. Eisbart:

On October 7, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 2827 Northgate Boulevard as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on November 7, 1985. A formal review of the site and an interview with Larry Shine was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart
Page 2
November 22, 1985

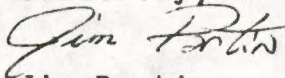
Rationale

The above stated recommendation is based upon the following rationale:

Effective Utilization of Vacant Under-Utilized Land
Improvement of the Physical Appearance of the City
Increase in Employment (30) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin
Business Planning Specialist
Department of Economic Development

de

BILL NO. R-85-11-06

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) a declaratory resolution
confirming the designation of an "Economic Revitalization Area"
under I.C. 6-1.1-12.1

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 1126-85

SANDRA E. KENNEDY
CITY CLERK